

Date: February 4, 2014
To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Joel V. Reitzer, Director, General Services Department
Subject: Proposed Acquisitions of Fee Simple Rights-of-Way and Easements for Carver Street Extension Project

Executive Summary

The City of Durham Public Works Department is slated to begin construction of the Carver Street Extension Project in the spring of 2014. The Carver Street Extension Project (ST-257C) is a proposed extension of Carver Street from its current intersection with Danube Lane (SR 1648) east to the intersection of Old Oxford Road (SR 1004) and Hamlin Road (SR 1634), a distance of approximately 1 mile. The purpose of the extension is to allow traffic to flow more smoothly from Hamlin Road to the north Durham area.

The estimated cost for the project is \$7,185,000.00. The project is an element of the adopted Long Range Transportation Plan (LRTP). The project is funded with both North and North/East zones funds and Street Impact Fee funds.

The Real Estate Division of the General Services Department was tasked with securing rights-of-way for completion of the project. The Real Estate staff has negotiated Options to Purchase rights-of-way totaling 10.57 acres from three (3) property owners affected by the Carver Street Extension Project. Negotiations with property owners yielded the following, resulting in an average purchase price of \$21,911.07 per acre.

Recommendation

The General Services Department and the Public Works Department recommend that City Council approve the:

1. Fee simple acquisition of 4.34 acres of right-of-way from Old Oxford Road, LLC (a portion of parcel #177736) in the amount of \$100,000.00, plus a Storm Water easement of .22 acres, Storm Water Containment Measure of 2.12 acres, Sanitary Sewer easement of .04 acres and Temporary Construction easement of 2.0 acres.
2. Fee simple acquisition of 3.96 acres of right-of-way from Joven Group Three (a portion of parcels #171658 and 171917) in the amount of \$86,800.00, plus a Storm Water easement of .35 acres, Storm Water Pond area of .46 acres and Temporary Construction easement of 1.67 acres.
3. Fee simple acquisition of 2.27 acres of right-of-way from Leonard B. Shaffer, Katherine W. Shaffer, and Tanga Radford (a portion of parcels #171852, 171853, 171860, 171861, 171868, 171888, 171928, and 171929) in the amount of \$44,800.00, plus a Storm Water easement of .34 acres, Storm Water Pond area of 1.71 acres and Temporary Construction easement of .76 acre.

Background

A planning study was conducted to define the scope of the Carver Street extension project, to set the route, to identify environmental issues, and to seek public input. The study was prepared by AECOM Technical Services of North Carolina and included public meetings held April 27, 2009 and August 13, 2009. The Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was completed and approved November 9, 2009.

The route was designed by Horvath and Associates, PA of Durham. The scope of the design of the project included not only standard activities conducted during the design process but also surveys, an assessment of environmental issues, two flood plain studies, and two bridge designs.

City Council approved the design contract for the Carver Street Extension Project (ST-257C) with the annual CIP approval in 2013.

Issues/Analysis

Using comparable sales data, the Real Estate Division Staff determined that current market values for comparable vacant land in the northwest area of the city range between \$20,000.00 and \$25,000.00 per acre. Sales data was assembled utilizing Triangle Multiple Listing Service (TMLS), a residential real estate listing service and Tacquire, a commercial real estate listing service provided by Triangle Commercial Association of Realtors. Staff successfully negotiated acquisition of the properties needed for the project within the range of those market rates.

Acquisition of the Sanitary Sewer Easements, Storm Water Easements, Storm Water Containment Measures, Storm Water Pond Areas and Temporary Construction Easements are part of the transactions but are at no cost to the City.

Alternatives

The only alternative is to select an alternate route for the extension of Carver Street that does not impact these properties. The route selected represents the most reasonable and feasible manner in which to connect Carver Street to the intersection of Old Oxford Rd. and Hamlin Rd. Re-routing the project would also result in significant additional design costs and delays.

Financial Impact

Funds for acquisitions related to the project are allocated in the Carver Street Extension CIP project. Compensation to property owners will cost \$231,600.00. Closing costs are estimated at \$1,500.00. Estimated total expenditures are \$233,100.00. Funds are available in the "Carver Street Extension Project" account (3601L010-730200-LE003).

SDBE Summary

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments: Carver Street Extension Project plats
Options to Purchase